QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 297711 DEEDQC
10/08/2019 02:22:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191008-0103107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Chatman	**New Owner**	
(NAME)	(NAME)	**07115008800**
103 Eastmoreland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, to **PEGGY MALINDA CHATMAN ~~AND ERIC CHATMAN~~**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey to **ERIC CHATMAN,** hereinafter called the Grantee, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 45 feet (front) and 43 feet (rear) of Lot No. 28 on the Map of the East Moreland Place, as of record in Book 161, 170, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 45 feet on the northerly side of East Moreland Street and runs back between lines, 140 feet, more or less, to an alley on which it measures 43 feet.

Being the same property conveyed to **PEGGY MALINDA CHATMAN AND ERIC CHATMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** by Quitclaim Deed from **PEGGY MALINDA CHATMAN,** of record in Instrument No. 20081106-0110422 in the Register's Office for Davidson County, Tennessee, dated November 5, 2008 and recorded November 6, 2008.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This Instrument was prepared with information supplied by the Grantors. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **103 Eastmoreland Street, Nashville, TN, 37207**.

Witness my hand this the 26 day of September, 2019.

Peggy M. Chatman
PEGGY MALINDA CHATMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **PEGGY MALINDA CHATMAN,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of Sept, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021